

**305 Shore  
Absecon, NJ 08201**

**Asking \$325,000.00**



**COMMENTS**

Welcome to your dream home nestled on a sprawling corner lot boasting breathtaking, unobstructed marsh views! This splendid residence offers comfort and luxury for the conscientious homeowner. Key Features: Location: 305 S. Shore Road in Absecon is strategically located, providing easy access to shopping centers, transportation routes, casinos, and esteemed educational institutions, making it an ideal choice for families seeking convenience and accessibility. Bedrooms & Baths: With three generously sized bedrooms and two full baths, this home provides ample space and privacy for every member of the family. Living Spaces: Enter through the inviting foyer and discover a cozy living room complete with a charming fireplace, perfect for cozy evenings with loved ones. Adjacent is a spacious dining room, ideal for hosting gatherings and creating cherished memories. Kitchen: The eat-in kitchen is a chef's delight, equipped with stainless steel appliances, ample counter space and cabinetry. Sunporch: Relax and unwind in the serene sunporch, offering panoramic views of the lush surroundings, creating a tranquil oasis for relaxation and contemplation. Interior Finishes: Hardwood flooring adds a touch of elegance to the interior, while a cedar closet provides practical storage solutions. Exterior Amenities: The property features a large two-car detached garage, providing shelter for your vehicles and additional storage space. The fenced-in yard offers security and privacy, perfect for children and pets to play freely. Bonus Features: Revel in the beauty of unobstructed marsh views from your own backyard. Additionally, Lot 21 across the street, encompassing 2.3 acres is also included. Upgrades: Recent upgrades include a new furnace, fence and air conditioning unit, ensuring year-round comfort and efficiency for years to come. Don't miss the opportunity to make this exceptional property your own! Schedule a viewing today and experience coastal living at an affordable price.

**PROPERTY DETAILS**

|                  |                     |               |                      |
|------------------|---------------------|---------------|----------------------|
| Exterior         | OutsideFeatures     | ParkingGarage | OtherRooms           |
| Vinyl            | Curbs               | Two Car       | Den/TV Room          |
|                  | Fenced Yard         |               | Dining Area          |
|                  | Paved Road          |               | Eat In Kitchen       |
|                  | Porch Enclosed      |               | Laundry/Utility Room |
|                  | Sidewalks           |               | Recreation/Family    |
|                  |                     |               | Storage Attic        |
| InteriorFeatures | AppliancesIncluded  | AlsoIncluded  | Basement             |
| Carbon           | Monoxide Dishwasher | Blinds        | 6 Ft. or More Head   |
| Detector         | Disposal            | Curtains      | Room                 |
| Storage          | Dryer               | Drapes        | Full                 |

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Heating  
Gas-Natural  
Multi-Zoned  
Radiant

Sewer  
Public Sewer

Gas Stove  
Microwave  
Refrigerator  
Self Cleaning Oven  
Washer

Cooling  
Central  
Multi-Zoned

HotWater  
Gas

Water  
Public



Ask for Sean McGinnis  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [smc@bergerrealty.com](mailto:smc@bergerrealty.com)

